

ANNE HEALEY
Legislative District 22
Prince George's County

Chair
Rules and Executive
Nominations Committee

Environment and Transportation
Committee

Chair
Local Government and
Bi-County Issues Subcommittee



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E&T Hearing – Feb. 15

HB615 – Real Property – Condominiums and Homeowners Associations – Dispute Settlement

HB616 – Condo and HOA Dispute Settlements

Mr. Chair, members of the committee, for the record, Del. Anne Healey. Thank you for the opportunity to present HB615 and HB616, bills that alter how disputes are handled in common ownership communities.

I'd like to remind the committee that both of these bills are reintroductions of previous legislation that passed this committee, then passed unanimously in the House last year before getting stuck in Committee in the Senate.

A growing number of Marylanders live in Common Ownership Communities - up to an estimated one million residents as of 2020. However current law doesn't specify how disputes are settled between HOAs/condo associations/co-ops and their residents. These groups have had increasing issues with governance, dispute resolution and financial stability.

This legislation would alter how those disputes are handled. For condos, if a resident who commits an alleged violation requests a hearing with a set time period from the notice of violation, the board must provide a written notice of the time and place of said hearing - no less

than 10 days after a hearing is requested. If no hearing is requested by the resident accused of a violation, the board may decide at its next meeting if the violation occurred and if a sanction is appropriate.

For HOAs, HB615 would prohibit a governing body of an HOA from imposing fines or taking away any rights of a lot owner (voting, for instance) unless a written cease and desist has been sent to the alleged violator. That demand must include the alleged violation, the action required to lessen the violation, and a statement that continued violation may result in a sanction. If the violation continues, the board provides the alleged violator with a written notice of the right to request a hearing. That part of the process would be the same as the condo hearing process mentioned earlier.

Co-ops would be covered in HB616 under the same rules as the condos in HB615.

I ask for favorable reports on HB615 and 616.